



## Sladevale, 38 Mt Tabor Road

ARCHITECTURALLY DESIGNED, BOLD, MOODY,  
STUNNING, a MONUMENTAL LIFESTYLE

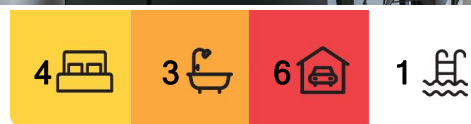
This is the second magnificent property I have been invited to Appraise, Market, List and Sell A.M.L.S for this professional couple and their children, each time the first word to manifest in your mind is SENSATIONAL... Our Sellers keen to express themselves in a new architectural design on a larger parcel of land is their motivation for this sale and how such an opportunity presents for you and yours.

The home, every room a generous space, high ceilings, high rated insulation, nil expense spared in the construction, the entire build here, created to be maximum enjoyment, minimum maintenance. Set in a parkland style parcel of over an acre of land area, in a location that will literally steal your breath away, a place where you cannot, not appreciate and be grateful for where you are privileged to come home to.

So drive on up to our drive, swing onto the full concrete drive, to arrive at what I know will



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$1,800,000

**View**  
By Appointment

**Contact**  
**Leanne Cameron**  
0438 852 188  
leanne@ljhw.com.au

**LJ Hooker Warwick**  
(07) 4661 8100

create desire in you, click the remote and drive into an overly generous remote double residence Garage. In addition to this there is a triple bay, high opening Shed space, a well protected Caravan or Motorhome accommodation. Our Shed space here is well constructed by builder, fully insulated, an incredibly good 7.0 x 9.0m area for those additional vehicles, ski boats, motor bikes and the like. For the enthusiast a most incredible workshop space.

So lets get our groceries inside. Our Garage has direct access to the residence via a north facing deck, under roof, linking the double Garage to the Home, this north facing deck also opens to the rear expansive outdoor living area, with quality ethanol fireplace and chairs, a perfect place to enjoy family and friends, a magnificent place to watch those sensational sunsets, watch the lights of the city evolve as the day evolves to the amazing night sky. Enter the home into a large foyer, walk along an access from here to designated, built in, spacious Office, our Office houses a sophisticated security system, monitoring all of the property, along our hallway you have access to Bedrooms, Laundry, an internal access to the expansive downstairs large fourth Bedroom, or multipurpose room, then the excellent 9.0 x 8.5m pavilion room which is currently Gymnasium, Personal Training Space there is a Storeroom, a secret Storeroom, a third Bathroom. All of downstairs is registered to operate a Business from, designated Client parking etc. the Seller has for some years been one of our Regions most respected Personal Trainers, but no longer as her career path has taken a different track. Level One of this property can be accessed independently from a designated entrance for downstairs alone, there is ample parking for dual living, or two family generations wishing to reside together. The property can managed to in no way does the space downstairs impact on the flow of life in the residence, our design is clever in this regard, should you wish to use the property as one holistic residential space, well that is an effortless, seamless transition to do so, it is only furnishings, you placing yourselves in this exceedingly expansive residential area. The space downstairs would suit a myriad of Home Business coupling, or effortlessly be an all residence space on two levels, effortlessly be a dual living property, the architectural application of this bespoke design has obviously been very cleverly developed by current owners, their Architect and Builder.

Kitchen, Dining and Living are in an area of the home that has raked ceilings reaching up to catch those summer breeze and of course those views out over the city, these rooms are wrapped with a wide, tiled verandah, in itself the most amazing outdoor living area. Our balustrade is a see through powder coated, metal mesh, this frames the home well and again ensures nil maintenance, easy clean. Kitchen has unique features, a wide island bench, walk in Pantry, Larder Room, ample dining space internally, flowing out to a very generous verandah dining space. On level one of this home also, under the verandah, there are amazing areas for all who reside here to enjoy. All around this property there are outdoor living area, depending on the season, dictating where you might choose to enjoy.

Lounge and Living is again generous in size and outlook, a wonderful wood look heater set in to floor to ceiling chimney feature, our home has ceiling fans and fully ducted air conditioning.

Four Bedrooms, the Master Bedroom has carefully placed lower window, so when in bed you can see out to the view, our Master Bedroom has a private porch and stairs down to the pool, yard and professional gymnasium downstairs. Additionally you have three other Bedrooms, each aspected for airflow and view, each an adult size space, with room to create individual private oasis.

Superior asset here for those long hot summer months is the Swimming Pool, what a wow



**LJ Hooker Warwick**  
**(07) 4661 8100**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



element of this property, every aspect of this place is just so desirable, so well planned, such great aspect, a wonderful comfort, what an incredible quality of living it must be to call our No. 38 Ours...

Call Leanne Cameron any time, any day, to investigate further your migrating to the good life here with us within Queensland and the fabulous Southern Downs. We are within 1.5 - 2 hours of two Airports, 2.5 hours to the white sandy beaches of the Gold Coast, Toowoomba only an hour away....

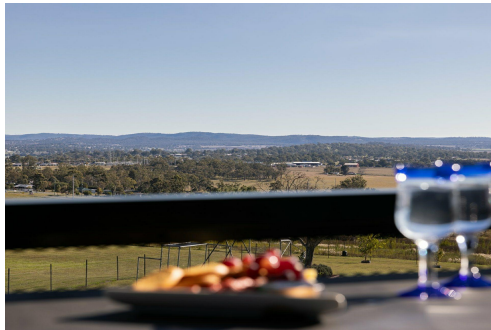
- \* Easy access concrete driveway to all Garage space, plus additional parking.
- \* Quality security system and monitor, alerts linked to mobile device
- \* For those who may wish to continue with Gymnasium and Personal Training, we have a full Inventory of all Equipment that would remain with the Sale should our Buyer choose to continue.

## More About this Property

Property ID	M0PH85
Property Type	House
House Size	513 m2
Land Area	5851 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Toilets (3) Pool Balcony Deck Gym Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Grey Water System Water Tank

**Leanne Cameron 0438 852 188**  
 Salesperson | [leanne@ljhw.com.au](mailto:leanne@ljhw.com.au)

**LJ Hooker Warwick (07) 4661 8100**  
 81 Albion Street, WARWICK QLD 4370  
[warwick.ljhooker.com.au](http://warwick.ljhooker.com.au) | [office@ljhw.com.au](mailto:office@ljhw.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Warwick**  
**(07) 4661 8100**